

## \$485,000 - 125 Abbey Road, Sherwood Park

MLS® #E4463221

**\$485,000**

3 Bedroom, 2.50 Bathroom, 1,495 sqft

Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Shows just like BRAND NEW!!!! Located in desirable Aspen Trails, this 3 bed / 2.5 bath half-duplex is in a wonderful community, steps to Abbey Park and close to all amenities. Recent updates include NEW CARPET, FRESHLY PAINTED top to bottom & NEW FRIDGE & STOVE. The main floor offers an open floor plan with modern kitchen with large GRANITE island, stainless steel appliances and pantry. Beyond the kitchen is the spacious eating nook, overlooking the SOUTH-FACING backyard!! Backyard offers nice sized deck and fire pit area! The cozy living room offers beautiful stone-faced GAS FIREPLACE, perfect for our cooler seasons. Upstairs you will find the primary suite with 4-piece ensuite and walk-in closet, 2 more spacious bedrooms, 4-piece main bath, UPSTAIRS LAUNDRY + den/flex space! The basement is a perfect canvas to develop, with drywall and some electrical already in place. This property also has CENTRAL A/C and a full sized DOUBLE ATTACHED GARAGE! Meticulously maintained and completely MOVE-IN READY!

Built in 2016

### Essential Information

MLS® # E4463221

Price \$485,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,495         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 125 Abbey Road |
| Area        | Sherwood Park  |
| Subdivision | Aspen Trails   |
| City        | Sherwood Park  |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8H 0Z2        |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Air Conditioner, Deck  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                        |
| Fireplace         | Yes                                                                                                                                              |
| Fireplaces        | Stone Facing                                                                                                                                     |
| Stories           | 2                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                                 |

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                        |
| Exterior Features | Fenced, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                          |
| Construction      | Wood, Stone, Vinyl                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                        |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 11                 |
| Zoning         | Zone 25            |

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Listing information last updated on November 3rd, 2025 at 3:02am MST